

City Council
Atlanta, Georgia

03-0 -1212

AN ORDINANCE
BY: ZONING COMMITTEE

Z-03-44
7-2-03

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta, Georgia be amended and the maps established in connection therewith be changed so that the following property located at **90 (aka 94) – 96-100 Moreland Avenue, S.E.** be changed from the **R-4A (Single-Family Residential)** District to the **MR-3 (Multi-Family-Residential-Sub District 3)** District, classification, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot **208** of the **15th** District of **DeKalb** County, Georgia, being more particularly described by the attached legal description.

SECTION 2. If this amendment is approved under the provisions of Section 16-02.003 of the Zoning Ordinance of the City of Atlanta, entitled, "Conditional Development," as identified by the use of the Suffix "C" after the district designation in Section 1 above, the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the attached conditions. Any conditions hereby approved (including any conditional site plan) do not authorize the violation of any zoning district regulations. District regulation variances can be approved only by application to the Board of Zoning Adjustment.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances that are in conflict with the terms of this ordinance are hereby repealed.

Z-03-44

Exhibit "B" Property Description**Tract One**

All that tract or parcel of land lying and being in Land Lot 208 of the 15th District of Dekalb County, Georgia, being part of Lot 10, Block "H" of the Dahlgren Subdivision according to Plat Book 4, Page 37, Dekalb County Records, being more particularly described as follows: BEGINNING at the southeast corner of Moreland Avenue (formerly South Moreland Avenue) and Colmer Avenue (formerly First Avenue); running thence South along the East side of Moreland Avenue 50 feet to a point; running thence East at right angles 145 feet, more or less; thence North 50 feet to the south side of Colmer Avenue; running thence West along the South side of Colmer Avenue 145 feet to the point of beginning. LESS AND EXCEPT that portion acquired by Condemnation Proceedings by the State Highway Department of Georgia, and being property shown on the Dekalb County Tax Maps as parcel number 15-208C01-002.

Tract Two

All that tract or parcel of land lying and being in Land Lot 208 of the 15th District of Dekalb County, Georgia, being part of Lot 9, Block "B" of the Dahlgren Subdivision according to Plat Book 4, Page 37, Dekalb County Records, being property shown as parcel 15-208C01-003 on the tax maps and records of the Tax Commissioner and Tax Assessors of Dekalb County, Georgia, and also being the same property conveyed to Elizabeth Aldrich by warranty deed, as recorded in Deed Book 4439, Page 351, aforesaid county deed records.

Tract Three

All that tract or parcel of land lying and being in Land Lot 208 of the 15th District of Dekalb County, Georgia, being part of Lot 8, Block "B" of the Dahlgren Subdivision according to Plat Book 4, Page 37, Dekalb County Records, being more particularly described as follows: BEGINNING at a point on the easterly side of Moreland Avenue 100 feet southerly of the southeast intersection of Moreland Avenue and Colmer Avenue (formerly First Avenue); running thence southerly 50 feet to a point; running thence easterly 135 feet to a point; running thence northerly 50 feet to a point; running thence westerly 136 feet to a point on the easterly side of Moreland Avenue and the point of beginning, being a vacant lot formerly known as 100 Moreland Avenue according to the current system of numbering houses in the City of Atlanta.

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2